



**Forest Preserve District of Cook County
Board of Commissioners**

Minutes of the Real Estate Committee

Tuesday, February 19, 2019

9:35 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Moore, Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (13)

Absent: Arroyo, Deer, Johnson and Tobolski (4)

PUBLIC TESTIMONY

Chairman Moore asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd)

No Public Speakers

19-0174

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/13/2018

A motion was made by Commissioner Silvestri, seconded by Commissioner Lowry, to approve 19-0174. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (13)

Absent: Arroyo, Deer, Johnson and Tobolski (4)

19-0116

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves"), as Licensor to grant a License to MCImetro Access Transmission Services LLC ("MCImetro"), Grantee, to locate, operate and maintain 3,078 linear feet of 2-inch underground conduit with fiber optic cable along the north side of 87th Street in the Willow Springs Woods and Buffalo Woods Forest Preserves. The conduit and fiber optic line will be installed by directional bore within and alongside the right of way of 87th Street from vacated Elm Street to Kean Avenue. No trees are proposed to be removed or impacted by this project.

Term: Ten (10) Years

License Fee: \$89,033.06

License Application Fee: \$1,500.00

License Review Fees: \$11,500.00

YELAR Fee: \$6,300.00

Total one-time upfront fee of \$108,333.06 for the term of the License
(Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: None

The area of the License is: 1.06 Acres

Concurrence(s):

The Chief Financial Officer and Chief Attorney have approved this item.

Grantee has met the insurance requirements under the License Agreement.

The Forest Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

District(s): 17

A motion was made by Commissioner Silvestri, seconded by Commissioner Sean Morrison, to recommend for approval 19-0116. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (13)
Absent: Arroyo, Deer, Johnson and Tobolski (4)

19-0122

Presented by: ARNOLD RANDALL, General Superintendent

Sponsored by: PETER N. SILVESTRI, Forest Preserve District of Cook County Board of Commissioners

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Village of Schiller Park, Illinois

Request: It is respectfully requested that this proposed sale be approved.

Description of Real Estate: Surplus Parcel 12

2.66 ± acres described as follows:

That portion of Block 5 in the Superior Court Partition of that part of the South Section of Robinson's Reserve lying West of the West Right of Way Line of new Des Plaines Avenue and North of North Right of Way Line of Irving Park Boulevard in Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: Part of 12-15-400-004-0000

Section: N/A

Parcel(s): Surplus Parcel 12

Fiscal Impact: \$625,000.00 in revenue

Accounts: Anticipated Land Sales/Surplus 510006.411466

District(s): 9

Summary: The Forest Preserves of Cook County (the "Forest Preserves") recently concluded negotiations for the sale of a Surplus Parcel that has been approved for sale by the State Legislature, Surplus Parcel 12, consisting of approximately 2.66 acres (the "Surplus Parcel") located in the Village of Schiller Park, Cook County, Illinois. The Surplus Parcel is not contiguous with or connected to any other Forest Preserves property.

During the mid-80's, Forest Preserves staff undertook a comprehensive study of all Forest Preserves holdings, resulting in a list of 30 parcels being considered for disposal. At the June 3, 1985 meeting of the Forest Preserves of Cook County Board of Commissioners (the "Board"). The Board approved the divestiture and procedure for disposal of 28 of the 30 parcels, based on the recommendation of its Advisory Committee. Subsequently, the Forest Preserves sought and obtained permission, on September 23, 1985 via Public Act 84-867, from the State Legislature to offer the 30 aforementioned parcels, including Surplus Parcel 12, for sale with the monies to accrue to the Forest Preserves Real Estate Acquisition Fund.

The Village of Schiller Park (the "Buyer"), has agreed to buy the Surplus Parcel from the Forest Preserves for the sum of SIX HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$625,000.00) (the "Purchase Price"). The Purchase Price is consistent with M.A.I. certified appraisals obtained by the Forest Preserves. The Purchase Price will be payable in ten (10) annual cash installments to begin on the effective date of the agreement, and each year thereafter, in the amount of \$60,000.00 prior to closing and \$25,000.00 at the time of closing. No interest rate, fee or penalty provision shall be applicable. If any cash installment is not received by the Forest Preserves on the effective date of the agreement, and each year thereafter, the Forest Preserves shall send written notice to the Buyer demanding such payment and the Buyer shall have ninety (90) days from the date of the notice to comply. If the Buyer does not comply within the ninety (90) day period, the Forest Preserves shall have the option to terminate the agreement and keep any cash installments already received. Additionally, the Buyer has agreed to accept title to the Surplus Parcel with a covenant or deed restriction limiting use of the Surplus Parcel to recreational space for public use.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation as determined by the Forest Preserves' legal department, to accept the aforementioned Purchase Price and terms, less any customary closing costs, as full compensation for the sale of the Surplus Parcel and to convey by quitclaim deed all of the Forest Preserves' right, title and interest in the Surplus Parcel.

A motion was made by Commissioner Silvestri, seconded by Vice Chair Kevin Morrison, to defer 19-0122. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (13)

Absent: Arroyo, Deer, Johnson and Tobolski (4)

ADJOURNMENT

A motion was made by Commissioner Silvestri, seconded by Commissioner Britton, to adjourn the meeting. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (13)

Absent: Arroyo, Deer, Johnson and Tobolski (4)

Respectfully submitted,

Handwritten signature of Stanley Mason in black ink, written over a horizontal line.

Chairman

Handwritten signature of Matthew B. DeLeon in blue ink, written over a horizontal line.

Secretary

A complete record of this meeting is available at <https://fpdcc.legistar.com>.